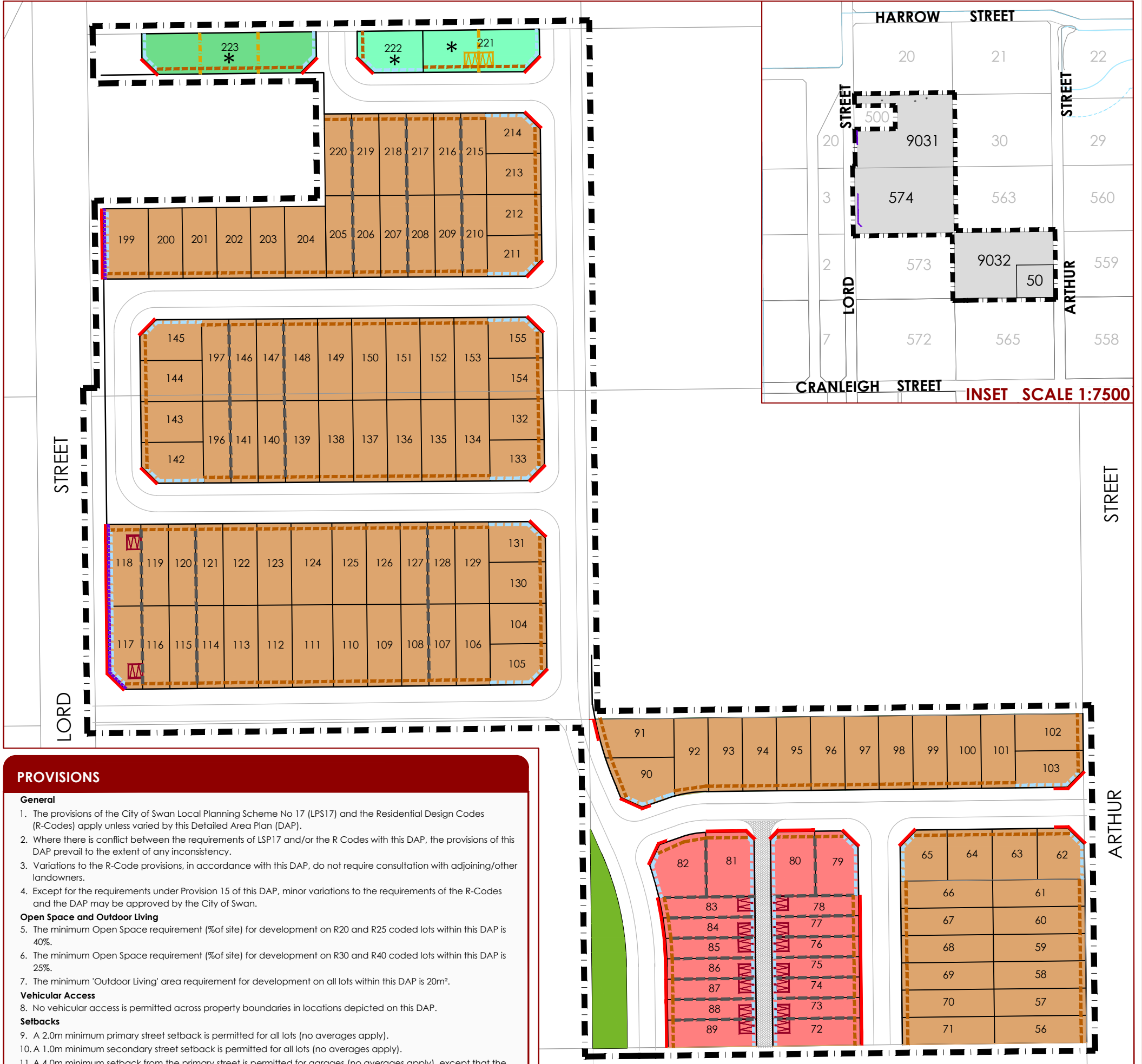


# DETAILED AREA PLAN R-CODE VARIATIONS



## PROVISIONS

### General

- The provisions of the City of Swan Local Planning Scheme No 17 (LPS17) and the Residential Design Codes (R-Codes) apply unless varied by this Detailed Area Plan (DAP).
- Where there is conflict between the requirements of LSP17 and/or the R Codes with this DAP, the provisions of this DAP prevail to the extent of any inconsistency.
- Variations to the R-Code provisions, in accordance with this DAP, do not require consultation with adjoining/other landowners.
- Except for the requirements under Provision 15 of this DAP, minor variations to the requirements of the R-Codes and the DAP may be approved by the City of Swan.

### Open Space and Outdoor Living

- The minimum Open Space requirement (% of site) for development on R20 and R25 coded lots within this DAP is 40%.
- The minimum Open Space requirement (% of site) for development on R30 and R40 coded lots within this DAP is 25%.
- The minimum 'Outdoor Living' area requirement for development on all lots within this DAP is 20m<sup>2</sup>.

### Vehicular Access

- No vehicular access is permitted across property boundaries in locations depicted on this DAP.

### Setbacks

- A 2.0m minimum primary street setback is permitted for all lots (no averages apply).
- A 1.0m minimum secondary street setback is permitted for all lots (no averages apply).
- A 4.0m minimum setback from the primary street is permitted for garages (no averages apply), except that the setback may be reduced in accordance with clause 5.2.1 C1.1 of the R-Codes, or where otherwise varied within this DAP.
- Boundary walls, to a maximum height of 3.5m, are permitted for the length of the balance of the lot boundary behind the front setback in locations depicted on this DAP.
- Boundary walls, where designated, are only permitted along the nominated boundary of the effected lots. Where not designated, boundary walls are to be in accordance with Clause 5.1.3 C3.2 of the R-Codes.
- Notwithstanding provision 13 of this DAP, a second boundary wall is permitted on all lots with a frontage of less than 11m for a maximum length of 9m for the purposes of a garage/store only.

### Garages

- For lots with a frontage of less than 12 metres, garages shall not exceed 3.5 metres, or 6 metres where:
  - Surveillance of the street is provided from a habitable room; and,
  - The design of the dwelling incorporates a portico, front verandah, or similar entry statement that is located equal to or forward of the garage.

### Dwelling Orientation

- Dwellings on corner lots must have at least one major opening from a habitable room facing the secondary street.

### Uniform Fencing

- Uniform fencing installed by the developer cannot be modified, with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.

Endorsed by:

APPROVED

Manager Statutory Planning  
City of Swan

05/11/2014

Date

DAP: 256

City of Swan  
Reference No.

## LEGEND

Detailed Area Plan Area

### Dayton Local Structure Plan No.4 Zoning and Reservations

- Residential R20
- Residential R25
- Residential R30
- Residential R40
- Public Open Space

### R-Code Variations

- Minimum 2.0m primary street setback
- Minimum 1.0m secondary street setback
- Boundary wall permitted
- No vehicular access
- Uniform fencing
- Indicative future duplex subdivision boundary
- Indicative duplex dwelling garage location
- Designated garage Location
- Corner lots developable to a maximum density of R30 in accordance with clause 6.2(a) of part one of Dayton Local Structure Plan No.4



NORTH



SCALE 1:1,500 (A3)

DETAILED AREA PLAN  
LOTS 9031 & 574 LORD ST AND LOTS 50 & 9032 ARTHUR ST  
DAYTON

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